

MAHAN PINES  
A SUBDIVISION LYING IN  
SECTION 16, TOWNSHIP 1 NORTH, RANGE 2 EAST,  
LEON COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me the \_\_\_\_\_ day of \_\_\_\_\_ by Lex C. Thompson, who is personally known to me or who has produced \_\_\_\_\_ as identification and did (did not) take an oath.

NOTARY PUBLIC STATE OF FLORIDA

Signature \_\_\_\_\_

Print \_\_\_\_\_

My commission expires: \_\_\_\_\_

DEDICATION:

STATE OF FLORIDA, COUNTY OF LEON

Know all persons by these presents that Lex C. Thompson, owner fee simple of the lands shown hereon platted as "MAHAN PINES", and being more particularly described as follows:

A portion of lands as described in Official Records Book 1379, Page 1662 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of Section 16, Township 1 North, Range 2 East, Leon County, Florida and run North 89 degrees 41 minutes 35 seconds East along the North boundary of said Section 16 a distance of 1350.97 feet to the Northwest corner of said lands described in Official Records Book 1379, Page 1662 for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 41 minutes 35 seconds East 953.27 feet to the Northeast corner of said lands; thence run South 14 degrees 36 minutes 12 seconds East along the Easterly boundary of said lands a distance of 871.68 feet to a point lying on the Northerly right of way boundary of U.S. Highway No. 90 (State Road No. 10); thence run South 80 degrees 17 minutes 35 seconds West along said right of way boundary a distance of 263.11 feet; thence run North 09 degrees 42 minutes 25 seconds West 238.41 feet; thence North 54 degrees 43 minutes 36 seconds West 26.42 feet; thence North 09 degrees 44 minutes 39 seconds West 178.42 feet; thence North 87 degrees 50 minutes 13 seconds West 99.76 feet; thence South 80 degrees 37 minutes 13 seconds West 95.44 feet; thence South 09 degrees 42 minutes 25 seconds East 191.77 feet; thence South 35 degrees 15 minutes 21 seconds West 28.30 feet; thence South 09 degrees 42 minutes 25 seconds East 244.77 feet to a point lying on the aforesaid Northerly right of way boundary of U.S. Highway No. 90; thence South 80 degrees 17 minutes 35 seconds West along said right of way boundary a distance of 203.23 feet; thence run North 09 degrees 42 minutes 25 seconds West 378.51 feet; thence South 77 degrees 03 minutes 27 seconds West 85.87 feet; thence South 63 degrees 05 minutes 34 seconds West 97.30 feet; thence run South 10 degrees 56 minutes 11 seconds East 102.91 feet; thence run North 80 degrees 17 minutes 35 seconds East 52.99 feet; thence run South 09 degrees 42 minutes 25 seconds East 242.00 feet to a point lying on the aforesaid Northerly right of way boundary of U.S. Highway No. 90; thence South 80 degrees 17 minutes 35 seconds West along said right of way boundary a distance of 384.65 feet to the Southwest corner of aforesaid lands described in Official Records Book 1379, Page 1662; thence run North 00 degrees 52 minutes 58 seconds East along the West boundary of said lands a distance of 1041.93 feet to the POINT OF BEGINNING, containing 20.004 acres, more or less.

Reserving, however, the reservation or reservations thereof should the same be renounced, disclaimed, abandoned or the use thereof discontinued as prescribed by the appropriate official action of the proper officials having charge or jurisdiction thereof.

This \_\_\_\_\_ day of \_\_\_\_\_, A.D.,

Witness \_\_\_\_\_

Lex C. Thompson,  
Owner

SITE PLAN REVIEW APPROVAL:

THIS PLAT CONFORMS TO THE SITE PLAN PREVIOUSLY APPROVED UNDER THE PROVISIONS OF THE LEON COUNTY CODE OF LAWS. COMMITTEE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

GROWTH & ENVIRONMENTAL MANAGEMENT DEPARTMENT

COUNTY COMMISSION:

THE BOARD OF COMMISSIONERS OF LEON COUNTY, FLORIDA APPROVES AND JOINS IN DEDICATION OF THIS PLAT. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

COUNTY ATTORNEY \_\_\_\_\_

EASEMENTS:

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS, BY THE PROPERTY OWNER IS PROHIBITED WITHIN PUBLIC DRAINAGE, UTILITY AND SANITARY SEWER EASEMENTS.

MAINTENANCE

DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE MAINTAINED BY THE MAHAN PINES HOMEOWNERS ASSOCIATION, INC.

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.

Subject to Covenants and Restrictions as recorded in Official Records Book 3096, Page 478 of the Public Records of Leon County, Florida.

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Leon County, Florida.

PLAT REVIEWED FOR  
COMPLIANCE WITH CHAPTER  
177, FLORIDA STATUTES

JAMES C. PILCHER DATE: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6059

TALLAHASSEE/LEON COUNTY LAND ID PROJECT  
DOCUMENT SUMMARY

Project Name: MAHAN PINES

PETS Activity Number: LPA05014

Project Type: Type B

Description: 12-16-20-204-0070

Submittal Date: 5/4/5 Scan Date: 5/4/5

Status: Under Review Conditional Approval Approved

SURVEYORS CERTIFICATE:

I hereby certify that this survey was made under my responsible direction and supervision, and is a correct representation of the lands surveyed, that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation complies with Chapter 177, of the Florida Statutes, and with Chapter 61G17-6 Florida Administrative Code.

George E. Gunn, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 5831  
Certificate of Authorization No. 7172

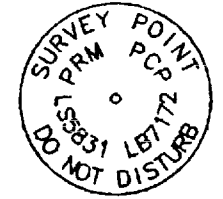


GEORGE E. GUNN, JR.  
SURVEYING AND MAPPING  
1624-A METROPOLITAN BLVD. TALLAHASSEE, FL. 32308 PHONE (860) 386-6742

JOB No.: 01200

SHEET 1 OF 3

## PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



LS 5831  
•  
LB 7172

**LEGEND:**

- SURVEYORS CERTIFICATE:

I hereby certify that this survey was made under My responsible direction and supervision, and is a Correct representation of the lands surveyed, that the permanent reference monuments and permanent control points have been set and that the survey data and monumentation complies with Chapter 177, of the Florida Statutes, and with Chapter 61G17-6 Florida Administrative Code.

George E. Gunn, Jr.  
Professional Surveyor and Mapper  
Florida Certificate No. 5831  
Certificate of Authorization No. 7172

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES BUT EXCLUDING DRIVEWAYS, BY THE PROPERTY OWNER IS PROHIBITED WITHIN PUBLIC DRAINAGE, UTILITY AND SANITARY SEWER EASEMENTS.

DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE MAINTAINED BY THE MAHAN PINES HOMEOWNERS ASSOCIATION, INC.

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.

Subject to Covenants and Restrictions as recorded in Official Records Book 3096, Page 478 of the Public Records of Leon County, Florida.

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Leon County, Florida.

SURVEYORS NOTES:

- 1). ALL MEASUREMENTS ARE HORIZONTAL AND IN U.S. FEET.
- 2). THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
- 3). NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
- 4). BOUNDARY INFORMATION BASED ON DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1662 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- 5). BEARINGS BASED ON PREVIOUS SURVEY BY G.E.G. LAND SURVEYING FOR LEX THOMPSON DATED 10/17/02, PSR NO. 429-10-02.
- 6). CONSERVATION AREAS SHOWN ARE BASED ON LEON COUNTY G.I.S. MAP, PROVIDED BY CLIENT AND PHYSICAL LOCATION OF DRAINAGE DITCH.
- 7). THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**GEORGE E. GUNN, JR.**  
**SURVEYING AND MAPPING**

1624-A METROPOLITAN BLVD. TALLAHASSEE, FL. 32308 PHONE (850) 386-6742

JOB No.: 01200

**SHEET 1 OF 3**

## PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

100 0 100 200 300

SCALE (1"=100')

